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Federal, United Code Enforcement

FACE

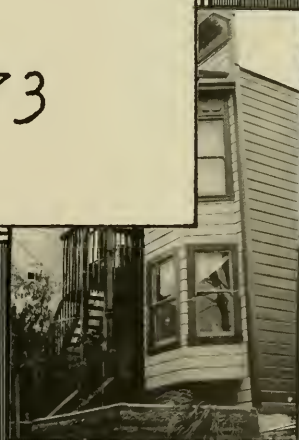
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EXCERPTS RELATING TO THE FACE PROGRAM
from the

ANNUAL REPORT

OF THE

DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO



JUNE 30, 1973

□

JOSEPH L. ALIOTO
MAJOR

THOMAS J. MELLON
CHIEF ADMINISTRATIVE OFFICER

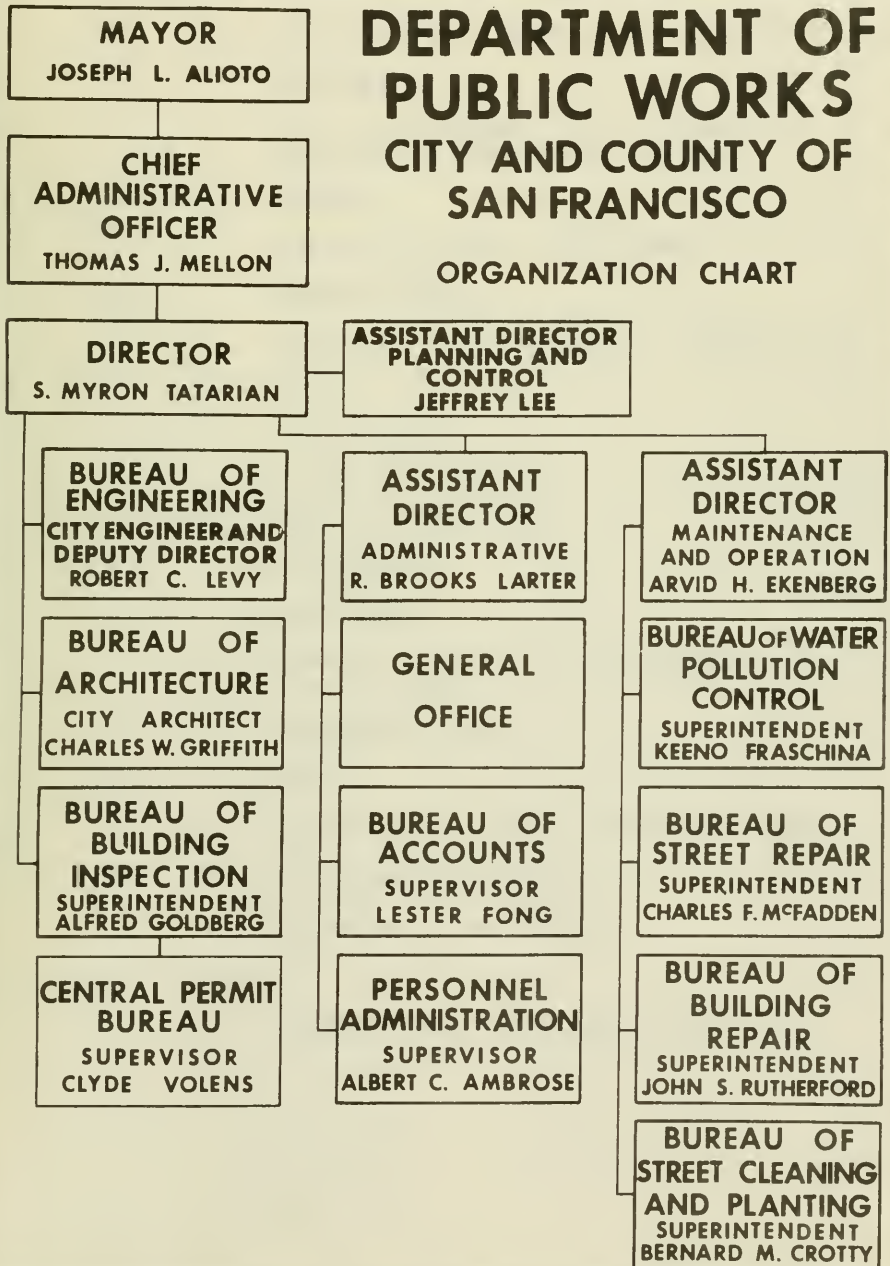
S. MYRON TATARIAN
DIRECTOR OF PUBLIC WORKS

□

MATERIAL COMPILED BY JOHN A. JELINCICH, BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO

ORGANIZATION CHART



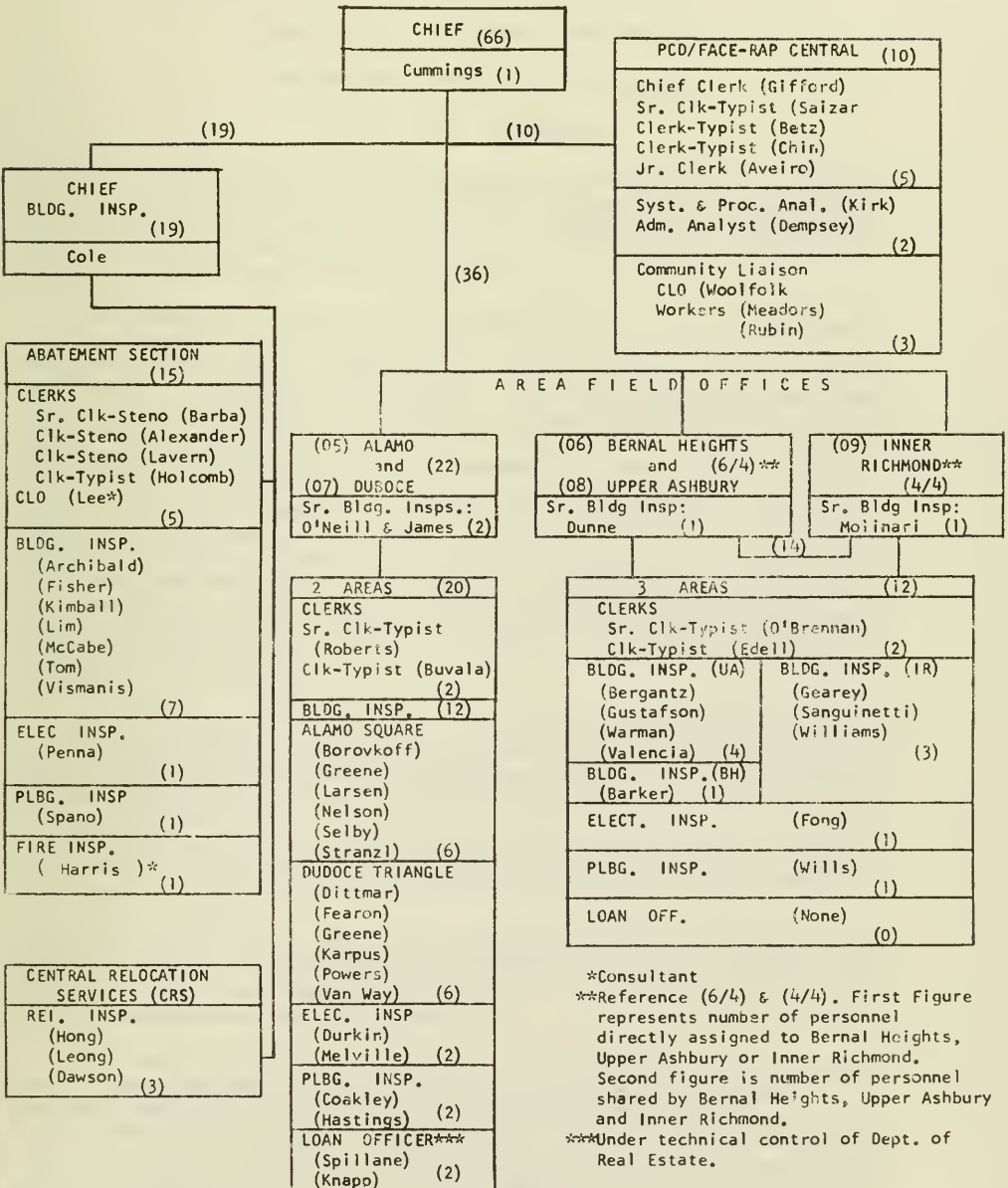
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*Rehabilitation Assistance Program

BUREAU OF BUILDING INSPECTION
PROPERTY CONSERVATION DIVISION (PCD)



Note: Not shown are other Departments/Offices which provide "Services" support: Real Estate Dept.; City Planning Dept.; City Attorney's Office; Bureau of Accounts (DPW); totalling 7 man years excluding 2 loan officers shown in chart. Also, San Francisco Redevelopment Agency provides relocation services on "per move" basis. Engineer Services not included since no Public Improvements planned during FY 74 budget period (4 months).

BUREAU OF BUILDING INSPECTION
DIVISION OF PROPERTY CONSERVATION

CONCENTRATED CODE ENFORCEMENT PROGRAM

Neighborhood Rehabilitation Progress
and Citizen Involvement

In the Improvement Plan for Residence, as prepared by the Department of City Planning, and adopted by the City Planning Commission, FACE-like concentrated code enforcement was strongly supported and recommended to be continued and given full support "to avoid the need for large-scale clearance, rebuilding and rehabilitation".

The Comptroller General of the United States, in his recent report to the Congress, "Enforcement of Housing Codes: How It Can Achieve the Nation's Housing Goals," emphasized the need for effective local code enforcement. The report concluded that "Housing deterioration and decay have not been arrested because communities have not enforced housing codes effectively". In addition, the report stated that, "In HUD's (U. S. Department of Housing and Urban Development) opinion, the code enforcement program has become a steadily more productive means of conserving the nation's housing supply". The report further stated that "The Congress also recognized that an important further step (in achieving the "Nation's housing goal of a decent and suitable living environment for every American family") was the preventive approach--saving houses before they could deteriorate into a slum condition and promote neighborhood blight. Thus, under the Housing Act of 1954, the Congress directed the Federal Housing program include . . . conservation and rehabilitation of blighted, salvageable areas".

The report goes on to say that "To further emphasize the preventive approach, the Congress approved two programs: first, to be eligible in certain HUD programs, communities must show progress . . . (in) adopting and enforcing housing codes (local code enforcement) to reduce the rate of deterioration . . .

Second, Federal financial assistance was authorized . . . to assist in intensively enforcing housing codes in selected areas (Code Enforcement Grant Program)".

A concentrated code enforcement program was initiated by the City in 1959, but it was not until 1966, when the FACE (Federally Assisted Code Enforcement) Program was started in the City, that there was the true so-called concentrated code enforcement.

The Department of Public Works and the Department of City Planning work together on planning concentrated code enforcement programs. Meetings co-sponsored by City Planning and neighborhood organizations are held in areas where there is citizen support or where housing deterioration is evident. An attempt is made through public meetings to get both owners and tenants involved. In most cases FACE programs have been conducted only after major groups and organizations in the area have joined in support of the program.

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All property owners receive mailed notices of the meetings. Meeting notices are also distributed door-to-door throughout the area. Residents are urged to "sign-up" as volunteers for Citizens Advisory Committees (CAC).

Periodic community meetings in the FACE program are held by the Advisory Committees to explain the status of the program(s) and to ascertain problems which might have arisen. Committees sponsor house tours to show the results of the program instead of talking about them. The Committees also publish circulars and newsletters and conduct polls regarding their improvement planning ideas. This feedback can result and does result in modifications of the City's plans. Property owners are assisted in their rehabilitation work by a City Building Inspector, who handles the job from initial inspection through specification preparation, bidding, contract award, and progress and final inspections. He is assisted by trained Plumbing, Electrical, Fire, and Health Inspectors.

Another key element in the administration and operation of the FACE Program is the Real Estate Department which City office is responsible for the administering of the rehabilitation loan and grant program. They have assigned loan officers located in each of the area offices and in the Department's Central office.

Other City organizations significantly involved in the FACE program are the City Attorney, who reviews all federal loan documents and processes those cases in which the owner, for instance, is not correcting the code deficiencies satisfactorily. The City Attorney attempts to obtain compliance through personal contact and formal correspondence and, only when necessary, takes more stringent action by taking the case to court. The City Engineer becomes involved in the preparation of plans, specifications, and contracts, including advertising for bids, awarding of contracts, inspections and other related functions, concerning such public improvements in the FACE areas as street tree planting under contract, undergrounding of utilities, street resurfacing and reconstruction, street lighting, and other improvements. The Bureau of Street Cleaning and Tree Planting, on the other hand, has procured the materials, provided the equipment and supervised the planting of street trees under a Force account basis, using hired youth labor. The Bureau of Street Repair also has been involved through the resurfacing of streets, using their own labor crews. The processing of transactions and maintenance of the accounts showing the expenditures and obligations both Federal and City funds involved in the FACE project is handled by the Bureau of Accounts. As illustrated, the FACE Program, where possible, has been administered using the established City structure, augmenting only when latter was not in position to provide the service.

On June 30, 1973, the City's FACE program, which was created in 1966 within the Division of Property Conservation, completed over six (6) years of rehabilitation work in its first 2 phases (FACE Areas 1-4 and 5-7, respectively.) This project, consisting of the 7 areas, has been under one basic contract with HUD, with 7 amendments to date. The contract, which was to expire June 30, 1973, was extended by HUD on June 29, 1973, to June 30, 1974.

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Although the Federal Government is not providing any new monies in FY 1974 to continue the FACE program, the extension of the existing FACE contract to June 30, 1974, permits the continuing obligation and expenditure of previously budgeted, unexpended funds.

Under HUD regulations, HUD withholds 10% of the Code Enforcement Grant funds, pending 95% completion of the project. Since, as of June 30, 1973 (excluding those cases in litigation which are considered out of the workload), only 79% of the buildings in Areas 1-7 were SCC'd,* HUD has withheld 10% (\$572,666) of the Sec 117 Code Enforcement Grant. As a result, a City-supported supplemental appropriation was requested and was approved for \$122,000 to finance the program up to June 30, 1973. However, due to various other actions (e.g., not filling certain personnel vacancies, reduced work orders of other City departments, etc.), it was projected as of June 30, 1973 that only about \$10,000 of the \$122,000 would be finally expended.

Since, as indicated above, HUD is not providing any new funds for FY 1974, a one year, City-financed supplemental budget was submitted but was rejected and, in lieu thereof, one for 4 months (July-October 1973), amounting to \$346,000, was approved on the assumption that, prior to the end of this 4 month period, more definitive information would be available as to Congressional and Administration (Washington, D. C.) intentions/actions (e.g., Special Revenue Sharing legislation, new FACE legislation, etc.) as well as City's financial position.

One of the major reasons for not meeting the 95% completion to get for areas 1-7 prior to July 1, 1973, has been the lack of Sec 312 loan funds. Since June 1969, there have been about 18 months in which loan funds essentially were unavailable. In FY 1972, there were a total of 8.5 months in which there were no loan funds, and, in addition, since November 1972 there were relatively few loans approved and funded, i.e., there were only 26 funded in six (6) months (Dec. 1972-May 1973), amounting to \$625,200. In June 1973, there were 24 loans approved, valued at \$347,000. As of June 30, 1973, there were 41 loans, valued at almost \$1.3 million, at HUD awaiting approval and funding, but latter had indicated these were not to be funded, were being returned without action, and no more loan requests were to be forwarded to HUD. In addition, there are 161 loans amounting to almost \$3.7 million completed/ready for submission to HUD or in process of preparation, and an estimated 37 more loan requests, with a value of nearly \$1.0 millions, expected to be submitted by property owners in Areas 5-7.

Of the total buildings in Areas 5-7 remaining to be rehabilitated and which are either not in litigation or rehabilitation has not started, approximately 45% are dependent on loan funds being available. Due to this lack of loan funds and not being able to enforce rehabilitation actions by those property owners awaiting loan funds, it has had a

*SCC'd: Satisfactory Code Completion, which can be attained by being found standard at time of initial inspection, by rehabilitation, or by demolition.

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psychological (delaying) affect on property owners who intend to complete code requirements with private funds. Also, the delays in loan funding have caused the loans to increase (in dollar amounts) markedly since new construction costs have increased in the San Francisco area about 10% since 1970, with rehabilitation costs increasing 15-25%.

The Board of Supervisors and the Mayor approved a 4 month supplemental budget for FY 1974 which included reduced operational/administrative costs for limited continuing actions in the existing FACE Areas 5-7.

On June 13, 1973, by Resolution unanimously approved and with the concurrence of the Mayor, the Board of Supervisors established a Rehabilitation Loan Program (RAP). In addition to existing FACE Areas, the Upper Ashbury, Inner Richmond and a third Area, Chinatown were included in the RAP Program, subject to community approval. To meet this requirement, the Property Conservation Division was reorganized but within the same level of personnel strength provided under the limited 4 months budget. Further reorganization may be required at a later date to accommodate the Chinatown area; for example, the adding of another area office.

The RAP Program (patterned after a Norfolk (Virginia) loan program in operation since May 1972) has the City providing low-interest rate loans (estimated at $5\frac{1}{2}\%$) for rehabilitation--at higher rates than the Federal Sec 312 loans (3%) but below the commercial market rate (approximately 9-15% as of June 30, 1973). The City would borrow the money at a low rate of interest (estimated at $4\frac{1}{2}\%$) from the local banks (the rate would be low because the income from the loan to the city would be tax exempt to the bank). The processing of the loan package after preparation by the City Real Estate Department would be by the bank at a fee paid by the borrower.

As of June 30, 1973, the total cost of the project (since its inception in September 1966) is as follows:

- (1) Administration and operating costs (expended & obligated):
 - (a) Sec 117 & local funds (Administration/operations costs), excluding land acquisition costs (\$96,547) and public improvement costs (\$1,241,288) \$6,519,826
 - (b) Supplemental City budget expenditures (estimated) 10,000
 - (c) Total 6,529,826
- (2) Relocation (Sec 114 funds) payments 168,544
- (3) Rehab grants (Sec 115) 785,003

In addition, 964 Sec 312 (3%) loans, valued at \$12.7 million, and 329 Sec 115 grants, valued at \$785 thousand were provided to property owners in all seven areas.

Of the total budgeted costs \$1.65 million for public improvements (street lights, street trees, street reconstruction, etc.), included in the \$6.5 million for administration and operating costs shown above, about \$1.42 million worth of construction, or 86% of the programed work, was in place as of June 30, 1973. The City's local contribution is 78.5% (almost

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1.3 million) of the total Public Improvements budget, with the Federal Government financing the balance (\$355,325).

With respect to the initial four FACE areas ((01) Arguello Park, (02) Buena Vista Heights, (03) Glen Park and (04) Great Highway), the program essentially was closed out in October 1970, with 92% of the buildings certified, as of that date, to be completed. As of June 30, 1973, there were 101 buildings still active (2886 (97%) completed) with 75 (less than 3% of total buildings) under litigation, with the remaining buildings in various stages of completion.

In Areas 5-7 ((05) Alamo Square, (06) Bernal Heights, and (07) Duboce Triangle), all of the initial inspections have been completed and 737 (46%) of the 1615 structures have been certified to be in compliance as of June 30, 1973. In regard to the remainder, 347 are in litigation (under the Abatement Appeals Board or at the office of the City Attorney). It is projected that the remainder (531), excluding those still in litigation (347), will not be in compliance until latter part of FY 1974 provided loan funds become available. It is estimated that in excess of 10% of the buildings will be in litigation upon termination of the project (about 21% are in litigation as of June 30, 1973). For the total structures in Areas 1-7 (4602 buildings with 10,374 DU's), 3624 (78% of the total buildings, including those in litigation) were in compliance as of June 30, 1973.

An evaluation of rehabilitation costs (through June 30, 1973) in the currently active three (3) FACE Areas reveals that average costs for rehabilitation have varied from about \$700 per dwelling unit for those privately financed to slightly over \$4500 per unit for those financed with Federal funds. The average cost per dwelling unit was lowest in Bernal Heights for those privately financed and highest in Duboce Triangle for those Federally funded. In respect to individual building rehabilitation costs, as opposed to cost per dwelling unit, Duboce Triangle had the lowest costs for those privately financed, whereas Bernal Heights had the lowest expenditures in relation to number of Buildings rehabilitated using Federal funds.

The rehabilitation costs of structures in the FACE Areas for "work in place" totals over \$9.5 million. The "work in place" consists of those structures in which the rehabilitation has been completed and meets code requirements. In addition, there have been improvements above code which, in regard to Areas 5-7, for example, have amounted to almost \$700 thousand.

COST OF REHABILITATION OF PROPERTIES TO JUNE 30, 1973 (in \$ THOUS)

(Excluding Improvements Above Code)

FACE Areas	Total	Residential	Non-Residential	Mixed
Total 1-4	\$4,977.9	\$4,759.5	\$21.4	\$197.0
5-7	4,548.4	3,340.7	13.6	194.1
Total 1-7	\$9,526.3	\$8,100.2	\$35.0	\$391.1

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COST OF REHABILITATION OF AREAS 5-7 PROPERTIES TO JUNE 30, 1973, BY CATEGORY (IN \$ THOUS)

FACE Areas 5-7	Category	Total	Residential	Non-	
				Residential	Mixed
	Code Enforcement	\$4,548.3	\$4,340.6	\$13.6	\$194.1
	Improvements above code	693.1	533.9	43.0	116.2
Total	Code Enf & Improv.	\$5,241.4	\$4,874.5	\$56.6	\$310.3

Of the residential structures in areas 5-7 rehabilitated to code requirements through June 30, 1973, 63% of the buildings have been renovated by private means, constituting only 16% of the total dollars expended (both private & Federal loan and grant funds) for renovation of all residential structures.

STATUS OF BUILDING IN ORIGINAL FOUR FACE AREAS

(01) ARGUELLO PARK; (02) BUENA VISTA; (03) GLEN PARK; (04) GREAT HIGHWAY
AS OF JUNE 30, 1973

	BUILDINGS (STRUCTURES)					Dwelling Units	
	Total	Resid.	Non-Resid.	Mixed	%	Total	%
(a) Total Buildings	2987	2884	32	71	100.0	5733	100.0
(b) Inspections Completed	2985	2882	32	71	99.9	5730	99.9
(c) Found in Code Violation	2612	2527	21	64	87.5	5168	90.1
(d) Found Standard	390	372	11	7	13.1	564	9.8
(e) Rehabilitated	2443	2365	18	60	81.8	4898	85.4
(f) Demolished	55	47	4	4	1.8	76	1.3
(g) Total SCC'd *(d,e,&f)	2888	2784	33	71	96.7	5564	97.1

*SCC'd-Satisfactory Code Compliance (Found Standard, Rehabilitated &/or Demolished)

STATUS OF BUILDINGS IN CURRENTLY ACTIVE THREE FACE AREAS

(05) ALAMO SQUARE; (06) BERNAL HEIGHTS; (07) DUBOCE TRIANGLE)

AS OF JUNE 30, 1973

	BUILDINGS (STRUCTURES)					Dwelling Units	
	Total	Resid.	Non-Resid.	Mixed	%	Total	%
(a) Total Buildings	1615	1514	28	73	100	4641	100
(b) Inspections Completed	1615	1514	28	73	100	4641	100
(c) Found in Code Violation	1553	1461	22	70	96.2	4513	97.2
(d) Found Standard	37	32	4	1	2.3	48	1.0
(e) Rehabilitated	679	650	12	17	42.0	1713	36.9
(f) Demolished	21	18	3	0	1.3	40	0.9
(g) Total SCC'd (d,e,&f)	737	700	19	18	45.6	1801	38.9

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FACE AREAS 1-7 REHABILITATION LOANS & GRANTS (In Thous. of Dollars) CUMULATIVE THROUGH FISCAL YEARS 1971, 1972 and 1973

	THROUGH June 30, 1971		THROUGH June 30, 1972		THROUGH June 30, 1973	
	Number	Amount	Number	Amount	Number	Amount
Service						
Loan (312)	745	\$7,796.5	832	\$9,858.2	964	\$12,716.9
Grant (115)	265	576.0	307	708.6	329	785.0
Total	1010	\$8,372.5	1139	\$10,566.8	1293	\$13,501.9

LOANS & GRANTS BY CLOSED & ACTIVE FACE AREAS CUMULATIVE THRU June 30, 1973 (In Thous. of Dollars)

	Total		Loans		Grants	
	Number	Amount	Number	Amount	Number	Amount
Closed: Areas 1-4	842	\$4,968.8	612	\$4,505.7	230	\$463.1
Active: Areas 5-7	451	\$8,533.2	352	\$8,211.3	99	\$321.9
Total	1293	\$13,502.0	964	\$12,717.0	329	\$785.0

PUBLIC IMPROVEMENTS

Part of the City's contribution to the enhancement of the FACE Neighborhoods is in the form of various public improvements, such as street lighting, street trees and street paving, which it installs in the areas. Public utilities assist area beautification by undergrounding overhead wires on key streets in the areas. Work done by the City was completed in Areas 1-4 and totalled \$941,000 for that work including engineering and inspection costs (\$151,400) and street resurfacing; and, in Areas 5-7, work in place totals almost \$410,000 (excluding engineering costs) or 63% of the present program.

PUBLIC IMPROVEMENTS IN AREAS 1-4 (Thru June 30, 1973)

	Number	Lineal Feet*	Initial Estimated Cost	Cost of Work in Place	% Com- plete
			(\$1000s)	(\$1000s)	
Streets	-	5280	\$408.0	\$316.1	100
Curbs and Gutters	-	7920	28.0	22.9	100
Sidewalks	-	7920	31.0	30.7	100
Traffic Lights	12	-	57.0	17.3	100
Street Lights	152	-	217.0	85.1	100
Fire & Police Communications	5	-	0	4.0	100
Street Trees	965	-	111.0	73.8	100
Street Resurfacing	-	547,318*	51.9	51.9	100
Other	-	-	221.0	187.8	100
Total	-	-	\$1,124.9	\$789.6	100

*Square Feet for street resurfacing

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(Note that the cost figures shown at bottom of prior page do not include the 20% cost for engineering and inspection except street resurfacing costs do include overhead and indirect costs).

PUBLIC IMPROVEMENTS IN AREAS 5-7 (Thru June 30, 1973)

	Number	Lineal Feet*	Initial Estimated Cost (\$1000s)	Cost of Work in Place (\$1000s)	% Complete
Streets	-	4680	\$241.0	\$147.9	63
Curbs and Gutters	-	8580	33.0	28.4	77
Sidewalks	-	8580	64.0	35.1	48
Street Lights	127	-	197.0	106.8	90
Fire & Police Communications	8(+)	-	9.5	7.5	79
Street Trees	-	-	132.0	57.2	63
Street Resurfacing	-	64,509*	6.0	6.0	100
Other	-	-	137.0	20.6	25
Total	-	-	\$819.5	\$409.5	50

*Square feet for street resurfacing

(Note that the cost figures shown above do not include the 20% cost for engineering and inspection except street resurfacing costs include overhead and indirect costs).

STREET TREES PLANTED BY FACE AREA ON FORCE ACCOUNT BASIS as of June 30, 1973

	No. of Street Trees Planted	Approximate cost (incl. materials & labor)*
(05) Alamo Square	89	
(06) Bernal Heights	50	
(07) Duboce Triangle	57	
Total (05-07)	196	\$19,817**

*Using neighborhood youths.

**An additional 72 trees have been purchased within funds shown, but have not been planted as of June 30, 1973. Also, various materials have been purchased for these plantings. These trees are planned to be planted in Bernal Heights (40) and Duboce Triangle (33) under the auspices of the Summer Youth Program sometime during July &/or August 1973.

The coordinator for the Force Account street tree planting project has been the Bureau of Street Cleaning and Tree Planting in which they procured the trees and the attendant materials (e.g., soil, stakes, etc.), furnished the equipment, contracted for the pavement breaking, and provided other related requirements.

The Department of City Planning was also involved in determining the type, location and quantities of trees to be planted.

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Under this program, the cost of the purchase of trees and attendant planting costs were borne by Federal (FACE) funds. The property owner, on whose street side property the tree(s) was planted, has to sign an agreement that, once planted, the property owner would maintain the tree(s).

RELOCATION OF FAMILIES AND INDIVIDUALS

Relocation services for persons displaced by FACE Program activities are provided by the Central Relocation Service (CRS) of the San Francisco Redevelopment Agency. Since the inception of the FACE program, families and individuals have been relocated in the seven areas due to either the extensiveness of the rehabilitation and/or rent increasing 10% or more.

Requests for Relocation (Sent to CRS) All FACE Areas (By number of cases)

FACE Area	Number of Requests	Reasons for Relocations (Number of Cases)		
		Rehabilitation	Demonition	Rent Increase
(01) Arguello Park	15	15	0	0
(02) Buena Vista Heights	8	8	0	0
(03) Glen Park	2	2	0	0
(04) Great Highway	10	7	3	0
Total (01-04)	35	32	3	0
(05) Alamo Square	93	79	9	5
(06) Bernal Heights	42	41	0	1
(07) Duboce Triangle	56	50	0	6
Total (05-07)	191	170	9	12
Total (01-07)	226	202	12	12

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Relocations Thru Dec. 31, 1972*
(as reported by Central Relocation Services)

	Families	Individuals
(1) Net estimated workload in original applications	187	357
(2) Total in workload to Dec. 31, 1972	114	88
(3) Total removed from workload, Dec. 31, 1972	104	86
(4) In workload, end of period (Dec. 31, 1972)	10	2
(5) Evicted to December 31, 1972	-	-

ABATEMENT SECTION

Cases which have not been brought into compliance, as reported by the District Building Inspector or by the Inspectors in the Division of Apartment House and Hotel Inspection (DAHI), are referred to the Abatement Section of the Division of Property Conservation for possible litigation. On receipt of one of these cases, a priority number (e.g., Priority 1) is assigned the case. The lower the number the greater the hazard and the earlier an inspection is scheduled by the Abatement Inspector. The Inspector prepares a detailed report of the condition of the building, describing the violations that may exist. A copy of this report is presented to the property owner, and the Inspector consults with the latter to determine the best course(s) of action to correct the deficiencies. If the owner is unable to correct the deficiency(ies) or is uncooperative, a public hearing is scheduled before the Director of Public Works at which time the latter may order the building to be repaired or demolished. Upon failure of the owner to comply with this order, the Director may decide to repair or demolish the building under a Public Works contract and recover the costs of such work by means of a tax lien. However, the owner may appeal to an Abatement Appeals Board (AAB), comprised of individuals appointed from public life. This board may uphold the decision of the Director or may amend the latter's decision by such actions as granting a moratorium, even for lifetime under certain conditions, or by granting more time for completion of the job.

The division also provides up to three inspectors to the San Francisco Redevelopment Agency on a full-time work order. One Building Inspector performs inspection related to the rehabilitation of buildings in the YBC, A-2, Hunter Point and Bayview Projects, and two Residential Environmental Inspectors work with the Central Relocation Service.

*As reported in the CRS Semi-Annual report to HUD, form HUD 6149A (Report on Relocation of Families and Individuals), dated December 31, 1972. Report for June 30, 1973 had not been received as of report date.

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ABATEMENT ACTIVITIES FISCAL YEAR 1973

Cases on hand June 30, 1972	2,786
Cases logged in	1,031
Initial Inspections	640
Reports mailed	526
Cases sent to Director's Hearings	549
Abatement Appeals Board	
Filed	282
Decisions Rendered	333
Cases referred to City Attorney	414
Complaints Closed During FY 1973	403
Buildings Restored	323
Buildings Demolished	80
Cases on Hand June 30, 1973	3,318

The City Attorney, on a work order basis, has provided legal services to FACE equivalent to one full time Deputy City Attorney and a legal stenographer. Also, but not on a work order basis, legal services are provided for other Abatement cases (in addition to FACE). In cases upheld by the Director and the AAB, and in which the owner does not comply with their decision, they are referred to the City Attorney's office for legal action.

Abatement Cases in Office of City Attorney FY 1972-73

End of Month	Cases Filed FACE			Cases Terminated FACE			Remaining Workload**		
	Total	No.	%*	Total	No.	%*	Total	No.	%*
Jun 72	-	-		-	-		513	90	18%
Jul	6	2	33%	11	4	36%	-	-	-
Aug	6	1	17	21	5	24	-	-	-
Sep	31	18	58	10	3	30	-	-	-
Oct	57	23	40	10	2	20	-	-	-
Nov	33	13	39	13	3	23	-	-	-
Dec	27	10	37	8	4	50	-	-	-
Jan 73	47	11	23	25	6	24	-	-	-
Feb	56	15	27	0	0	-	-	-	-
Mar	68	11	16	63	5	8	-	-	-
Apr	27	4	15	16	5	31	-	-	-
May	43	5	12	15	5	33	-	-	-
Jun 73	13	1	8	11	1	9	736	162	22%
Total									
FY 72-73	414	114	28%*	203	43	21%	-	-	-

*% of total cases.

**Some adjustments during year cause minor differences between cases filed/terminated and remaining workload (June 30, 1972 vs June 30, 1973).

Community Liaison Activities

In April 1972, the Alamo Square Citizens' Advisory Committee (CAC) interviewed and selected a candidate for the position of Community Liaison Officer (CLO).

This position was created in keeping with the HUD guidelines for citizen participation in the FACE program. To date, the CLO has been paid from Department of Labor EEA funds, however, the position is planned to be budgeted in program costs when EEA funding is discontinued.

The CLO operates out of the FACE Central Office and is under the the direction of the Chief, Property Conservation Division, as well as the Alamo Square Citizens' Advisory Committee. This position is unique within the program in that the CLO is a spokesman for the community via the CAC.

Principal responsibilities of the CLO are to develop and direct community-orientated services for FACE neighborhoods, as well as to assist FACE inspectors in potentially sensitive tenant/landlord situations.

The CAC and CLO meet at regular intervals to review FACE progress and to discuss program areas in need of attention. Projected CAC/CLO activities call for a specification review process, in order to provide interpretation and understanding of specifications for FACE property owners in need of and desiring such assistance.

The CLO is also available to the other FACE offices and advisory committees on an as needed basis.

BUREAU OF BUILDING INSPECTION

A-Actual Amount C-Cumulative Amount		FACE FEDERAL GRANT FUNDS (In Thous of Dollars)									
Amend- ment/ Budget	Contract/ Date of Approval	Contract/Amendment/Ltr Purpose	Area Cov'd	Time Frame (To)	Grants (\$)			Approved in Budget			Sec 312 Loans \$'s
					Total	Code	Enf	Reloc	Rehab	Date*	
Contract & Budget #1	11/30/66	Authorized FACE in Areas 01-04 & Sec 117/114 funds	01-04	9/69	A/C2,646.7	Sec 117 \$2,560.7	Sec 114 \$86.0	Sec 115 \$0		-	-
Amend 1 & Budget 2	7/7/67	Authorized/ provided Sec 115 Funds	01-04	9/69	A(+)337.5 C2,984.2	0 2,560.7	0 86.0	337.5 337.5		-	-
Amend 2 & Budget 3	6/27/69	Incr. funds & Added areas (05) (07)	01-07	9/69	A(+)817.5 C3,801.6	(+)424.5 2,985.1	+148.7 234.6	+244.4 581.9		6/69	369 \$3,179.7
Amend 3 & Budget 4 & 4A**	12/11/69	Changed Bernal Hts. Boundary No funds in- volved	05-07	01-04: 6/70 05-07: 3/72	A1,000.0 C4,801.6	+972.5 3,957.7	-86.7 147.9	+114.2 696.1		6/70	A296 \$1,843.8 C665 \$5,023.5
Amend 4 & Budget 5	7/30/70	Amended boundary of Alamo Square (incl. Fred- erick Douglas Plaza)	05-07	3/72	A 0 C4,801.6	0 3,957.7	0 147.9	0 696.1		6/71	A 83 \$2,767.6 C748 \$7,791.1
Amend 5 & Budget 6	4/30/71	Changed fi- nancing amts & changed boundaries of all areas ex- cept Bernal	05-07	3/73	A+824.6 C7,426.2	+169.0 5,726.7	+655.6 803.5	0 896.1		-	-

(Continued next page)

*Only representative dates shown. Actual (A) amount is increase since previous date.

**Budget 4A only adjusted funds between line items within approved budget.

FACE FEDERAL GRANT FUNDS (In Thous of Dollars)												(Continued)		
A-Actual Amount C-Cumulative Amount		Contract/Amendment/Ltr		Area Covered	Time Frame (To)	Grants (\$)			Approved in Budget			Sec 312 Loans		
Amend- ment/ Budget	Date of Approval	Purpose	Total			Code	Enf	Reloc	Rehab	Date	No.	\$'s		
Amend 6 & Budgets 7 & 8	3/2/72	Adjustments in funding & relocation rights/ assurances	A 0 C7,426.2	05-07	3/73	0 5,726.7	0 803.5	0 896.1	-	-	-	-	-	-
			A 0 C7,426.2**	05-07	6/73	0 5,726.7*	0 803.5	0 896.1	6/72	A 84 C832	\$2,067.1 \$9,858.2			
Amend 7 & Budget 8	9/6/72	Providing a Grant equal to 2/3's of the actual cost of the program or \$6,530,169, whichever is less; indicated the relocations' assurances as being satisfactory; placed a ceiling of \$803,500 for relocation payments with HUD approval necessary to exceed that limit. 6/73 (Same as Budget #8)												
Ltr Amend & Budget 8	6/29/73	Extending the project to June 30, 1973		05-07	6/74				6/73	A132 C964	\$2,858.0 \$12,716.9			

*Budget #8 did not increase or decrease budgeted funds - only involved adjustments in Sec 117 (Code Enforcement) line items.

*Budget #8 did not increase or decrease budgeted funds - only involved adjustments in Sec 117 (Code Enforcement) line items.

PROJECTED SEC 312 LOAN REQUIREMENTS
FOR FACE AREAS 5-7
(in Thous of Dollars)

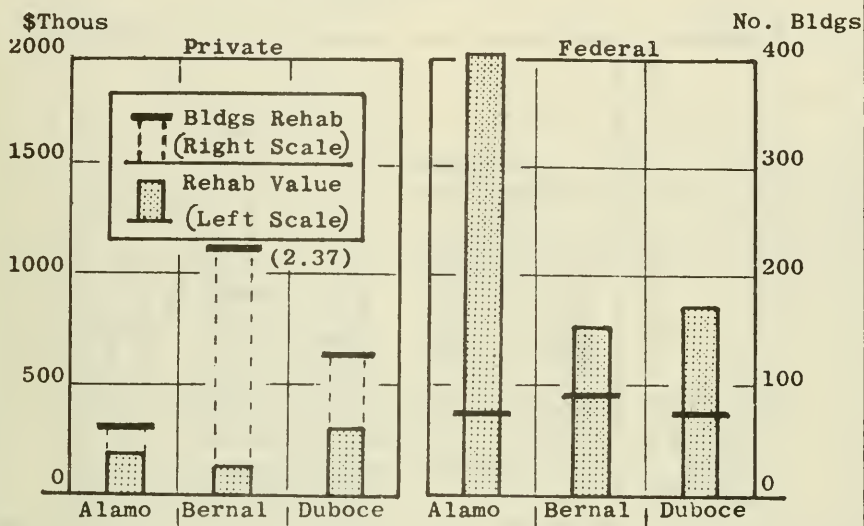
as of June 30, 1973

FACE AREA	AT HUD		IN FINANCE		COMPLETED READY FOR FINANCE		BIDS: READY FOR, OUT OR IN		JOB WRITE- UPS: BEING PREPARED/ WAITING		POSSIBLE ADD'L CANDIDATES		TOTAL	
	No.	\$'s	No.	\$'s	No.	\$'s	No.	\$'s	No.	\$'s	No.	\$'s	No.	\$'s
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
(05) ALAMO SQUARE	12	\$381.3	4	\$49.3	19	\$571.6	14	\$364.3	21	\$336.9	7	\$263.5	77	\$1,966.8
(06) BERNAL HEIGHTS	7	\$285.3	3	\$6.9	26	\$433.6	3	\$56.0	2	\$24.0	0	0	41	\$860.8
(07) DUBOCE TRIANGLE	22	\$626.5	4	\$51.8	20	\$603.9	22	\$548.8	23	\$576.3	30	\$710.0	121	\$3,117.3
TOTAL 5-7	41	\$1,293.1	11	\$163.0	65	\$1,609.1	39	\$969.1	46	\$937.2	37	\$973.5	239	\$5,944.9

REHABILITATIONS - CODE COMPLIANCE

Privately - Federally Funded

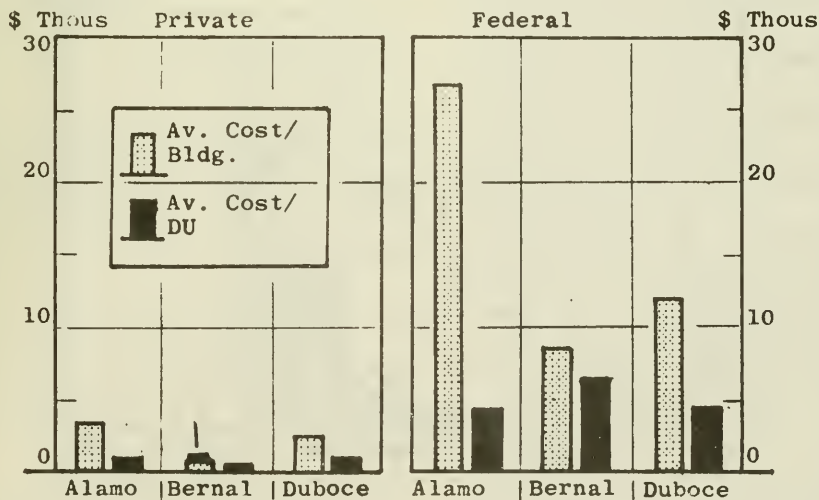
Thru June 30, 1973



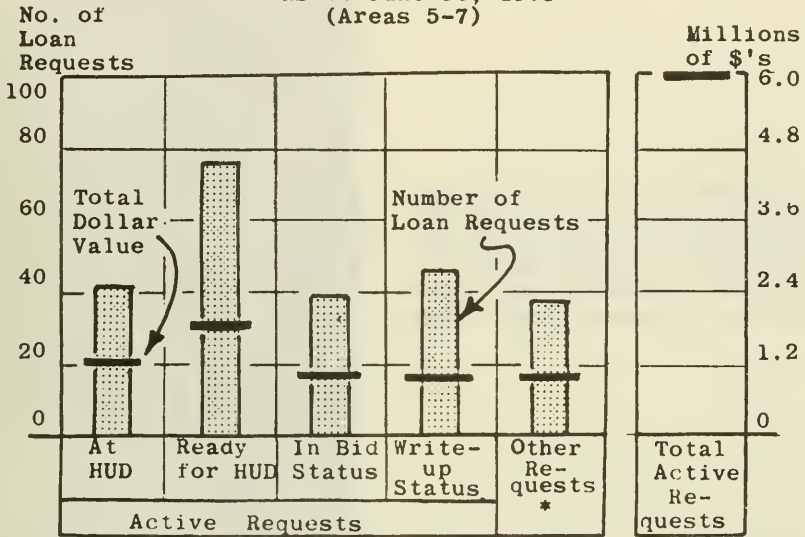
AVERAGE COST/BUILDING & DW UNIT

Private & Federally Funded

Thru June 30, 1973

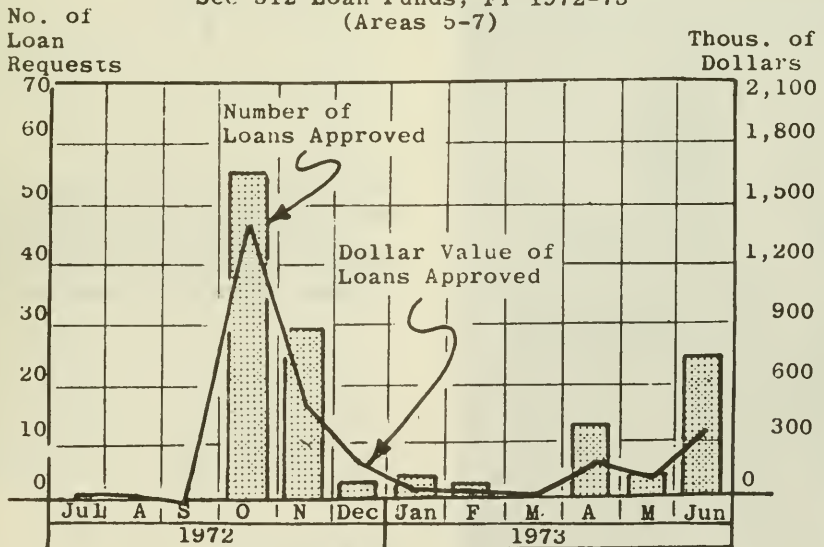


**UNFUNDED
SEC 312 LOAN REQUIREMENTS
as of June 30, 1973
(Areas 5-7)**



*Not active - potential additional requests

**Fluctuations in Availability of
Sec 312 Loan Funds, FY 1972-73
(Areas 5-7)**





BEFORE

This stately mansion was built in 1889 for William Westerfeld, a prominent German baker. It was maintained in excellent condition until the late 1930's, when the general deterioration began and continued until restoration.

Great care was given to authenticity during total restoration, down to and including door hardware and other small details. Much of the finishing work was done by the present owner.

AFTER



BEFORE



AFTER



Part of the rehabilitation of this structure was on the exterior including painting, foundation work, and new porches, shingle roof, skylight, and rear patio. Inside, extensive changes in floor plans resulted in a new dining room, fireplace, additional closet space, and remodeled bathrooms and kitchen.

BEFORE



AFTER



This residence was renovated inside and outside and consisted of such work as raising the foundation, installing new stairs, roof and plumbing, heating and electrical systems. In addition, the living room and kitchen were modernized and a new fireplace was installed.

BEFORE



AFTER



BEFORE



AFTER



These buildings underwent extensive rehabilitation both internally and externally, including wide ranging changes in the floor plan. Foundations were strengthened, faulty electrical and plumbing systems replaced, new kitchens were constructed and a modern forced air heating system installed. To complete the "face lift," all surfaces received a fresh coat of paint.

